

INDOOR RECREATION FACILITY AND MODEL
RACE TRACK

51-10-1-21

BROOKLAND DISTRICT

C-87C-97



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

April 20, 1999

Re: Conditional Rezoning Case C-87C-97

Mr. Randall S. Jensen
9062 Atlee Road
Mechanicsville, VA 23116

Dear Mr. Jensen:

The Board of Supervisors at its meeting on April 13, 1999, granted your request to conditionally rezone property from B-1 Business District to B-2C Business District (Conditional), Parcel 51-10-1-21, 2305 Hungary Road.

The Board of Supervisors accepted the following proffered conditions, dated March 11, 1999, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

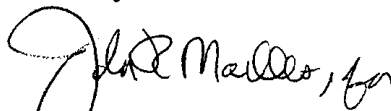
1. Permitted uses will be limited to the model car racing track as permitted in the B-2 District and uses permitted in the B-1 Business District as regulated by the B-1 Business District.
2. The hours of operation for the model car racing track business shall be 5:00 PM to 11:00 PM on weekdays; Saturdays 12:00 noon to 11:00 PM; and Sundays 1:00 PM to 8:00 PM.
3. Loitering will be prohibited.
4. Signs will be limited to those permitted in the B-1 Business District and regulated by the B-1 standards.
5. The applicant shall install a wooden privacy fence along the rear of the B-2 portion of the building to visually screen the rear of the building from adjacent residences. The finished side of the fence shall face the residences.
6. The applicant shall maintain an agreement with an adjacent property owner providing the applicant with the right to use a minimum of eight (8) parking spaces between the hours of 5:00 PM and closing.
7. No structural changes and no exterior facade changes related to the model racing track facility shall be made to the building except as may be needed for routine maintenance.

Mr. Randall S. Jensen
April 20, 1999

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The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,

A handwritten signature in black ink, appearing to read "Virgil R. Hazelett, for". The signature is written in a cursive style with a large initial "V".

Virgil R. Hazelett, P.E.,
County Manager

cc: Director, Real Estate Assessment
Conditional Zoning Index
Bandazian & Co.